



E-AUCTION SALE NOTICE

for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrowers(s) and Guarantors(s) that immovable properties as described in column 3 in table hereunder mortgaged/charged to Bank of India (Secured Creditor), the constructive/physical possession of which has been taken by the **Authorized Officer of Bank of India**, (Secured Creditor), will be sold on "As is where is" "As is what is" and "Whatever there is" on **27.05.2025** for recovery of the amount(s), as stated in column 4 of the table hereunder, due to Bank of India (the secured creditor) from the Borrowers and Guarantors as mentioned in column 2 of the following table. The reserve price and earnest money deposit will also be applicable as stated in the following table in column 6 & 7 respectively:

Date of E-Auction - 27/05/2025, Time: 11.00 AM to 5.00 PM

| Name of Branch (1) | Name of Borrower/ Guarantors (2) | Description of Property & Owner Name (3) | Dates of Demand Notice U/s 13(2) & Amount (4) | Date of Possession/Type of Possession (5) | Reserve Price (6) | Earnest Money Deposit (7) |
|------------------------|--|--|---|---|-------------------|---------------------------|
| Branch: Napier Town | Borrower- 1. M/S Shiv Dal Mill Through its Prop. Mr. Satya Prakash Choubey, Village Somakhurd, Tehsil- Majhoul, Jabalpur- 483225 Borrower/Mortgagor- 2. Mr. Satya Prakash Choubey S/o Shiv Prasad Choubey, Village Somakhurd, Tehsil- Majhoul, Jabalpur- 483225 | Industrial Shed property situated at Mouza- Soma Khurd, PH. No. 04, KH. No. 253/2, RNM & Tehsil- Majhoul, Post- Bichaiya, District- Jabalpur (M.P.) in the name of Shri Satya Prakash Choubey S/o Shri Shiv Prasad Choubey. Bounded As per Deed: North- Owners Property, South- Bichaiya Road, East- Owners Property, West- Owners Property | 04-12-2023 ₹ 22,51,312.98 Interest + Other Charges | 01-03-2024 Symbolic | ₹ 10,40,000/- | ₹ 1,04,000/- |
| Branch: Civil Lines | Borrower- M/s Three Brothers Paper Industries Proprietor- Mr. Nitesh Jain S/o Mr. Jawahar Lal | EQM of Lease hold Property situated at Leasehold commercial property situated at Mauza industrial growth centre Maneri Village Jhurki Sector C Plot No.35 area 1380 sqmt.(0.138 hec.) Tehsil Niwas District Mandla (M.P.) in the name of M/S Three brothers paper Industries Proprietor Mr. Nitesh Jain s/o Jawahar Lal Jain. Bounded as under: East: Plot no 37, West: Plot no 18, North: 18M wide Road, South: Plot No.36 | 20-08-2022 ₹ 20,88,214.69 Interest + Other Charges | 05-01-2023 Symbolic | ₹ 20,88,000 | ₹ 2,08,800 |
| Branch: Kingsway Cantt | Mr. Mohd. Asif Mansoori S/o Mr. Abdul Khalik Mansoori Guarantor- Mr. Mohd. Ibrar Mansoori S/o Mr. Abdul Mansoori, Resident Address- H.No. 229, South Miloniganj, Mansurabad, Gohalpur, Jabalpur (M.P.) | All that part and parcel of the property Plot situated at Mouza Kushner, RNM Maharajpur, NB No. 557, PC No. 08, New 23, after Mutation Khassra P-II & Diversion Kh. No. 690/4, Area- 0.100 Hect. in part of Old Khassra No. 535 after settlement Kh. No. 690/1, Total Area- 0.150 Hect., Tehsil- Panagar, Dist.- Jabalpur (M.P.). Boundaries: East- Main Road NH-07, West- Nalhar, North- Property of Mr. Chandu Barman on Kh. No. 102/1, South- Property of Mr. Kanchan Prasad Yadav. Property Owner: Mr. Mohd. Asif Mansoori S/o Mohd. Abdul Khalik Mansoori | 10-09-2018 ₹ 15,22,468.00 Interest + Other Charges | 22-01-2019 Symbolic | ₹ 40,68,000 | ₹ 4,06,800 |
| Collectorate Sagar | Mr. Ramesh Mishra S/o Mr. Shiv Prasad Mishra (Borrower), Mrs. Sita Mishra W/o Mr. Ramesh Mishra (Co- Borrower) Both R/O- 434/4, Khassra No. 31/3, Mouza Tili Ward, Tirupatipuram, Sagar (M.P.)- 470003 | Property: EQM of all that land and building admeasuring 725 Sq.Ft. situated at House No. 434/4, Khassra No. 31/3, Mauza Tili Mafi, Tili Ward, PH No. 44, Tehsil and District- Sagar (M.P.) in the name of Mr. Ramesh Mishra S/o Shiv Prasad Mishra. Boundaries: North- Plot of Chandrabhan, South- House of Mohanlal, West- Land of T.D. Builders, East- Road. | 04-05-2024 ₹ 19,09,535.06 Interest + Other Charges | 31.08.2024 Symbolic | ₹ 21,04,000 | ₹ 2,10,400 |

DETAILS OF ENCUMBRANCE KNOWN TO THE SECURED CREDITOR: NOT KNOWN

- TERMS OF CONDITIONS-** 1. Auction Sale / Bidding would be only through "Online Electronic Bidding Process" through the website <https://baanknet.com>
2. If required, there shall be unlimited extension of 10 minutes each. Auction would commence on reserve price and bidders shall improve their offers in multiples of **Rs. 10,000/-** for all above property(ies). The sale shall not take place at or below reserve price.
3. The sale shall be subject to the Terms & Conditions prescribed in the **Security Interest (Enforcement) Rules 2002** and to the following further conditions.
4. The intending bidders should get themselves registered on the above mentioned website. The should make their own inquiries regarding any statutory liabilities, arrears of property tax, electricity dues etc. relating to the above property(ies) before participating in the auction sale process. The properties are being sold along with all existing and future encumbrances, whether known or unknown to the Bank. The Authorized Officer shall not be responsible in any way for any third party claims / rights.
5. The particulars of Secured Assets specified in the Schedule here in above have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
6. The Authorized Officer is not bound to accept the highest bid or any bids or any or all bids and reserves the right to accept or reject any or all the bids without assigning any reason thereof, and very, modify and waive any condition of sale in his absolute discretion. The Authorized Officer reserves the right to withdraw the above e-Auction without assigning any reason.
7. For detailed term and conditions of the sale, please refer <https://baanknet.com>, www.bankofindia.co.in or Contact: **Shri Sushant Dongre (Mob. No. 7580888800)**, Manager ARD, Bank of India, Zonal Office, Jabalpur.
8. This publication is also a 15/30 days notice to the above mentioned borrower(s) / Guarantor(s)/ Mortgagor(s).
9. It shall be the responsibility of the successful bidder to remit the TDS @ 1% as applicable u/s 194-IA of Income Tax Act if the aggregate of the sums credited or paid for such consideration is Rs. 50 Lakhs or more. TDS should be filed online b filling form 26QB & TDS Certificate to be issued in form 16 B. The purchaser has to produce the proof of having deposited the income tax into the government account.

Date: 06.05.2025, Place: Jabalpur

Authorized Officer, BANK OF INDIA